

Kenley in Southern Grove Preliminary and Final Subdivision Plat with Construction Plans

Project No. P21-238
City Council Meeting
April 25, 2022
Bridget Kean, AICP
Senior Planner



Applicant and Owner

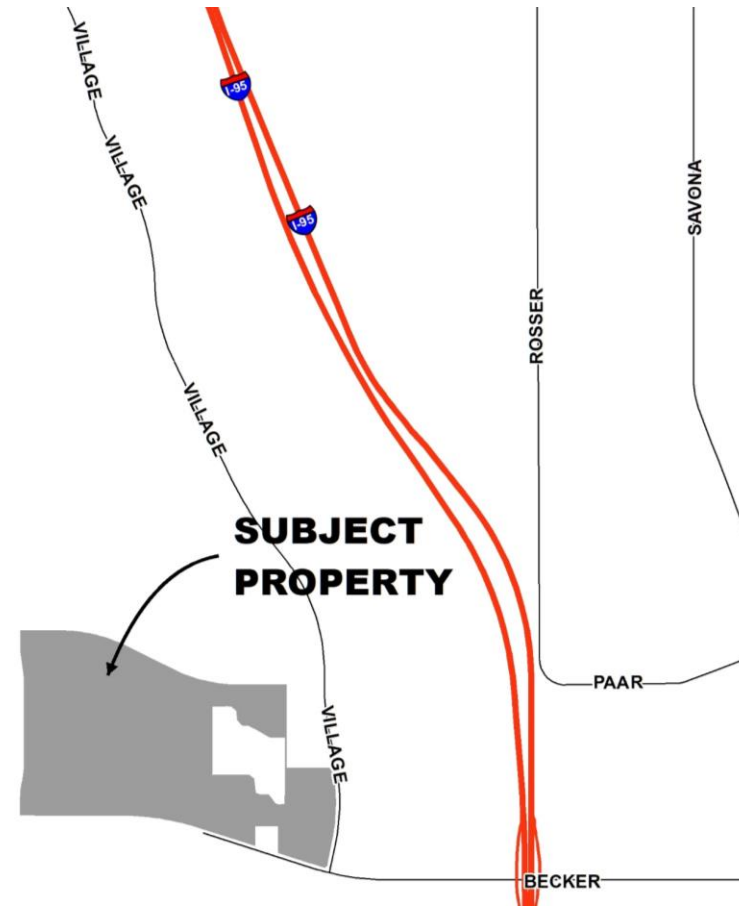
Kimley-Horn, acting as the agent for the owners:

Mattamy Palm Beach, LLC

City of Port St. Lucie (Paar Drive ROW)



Location Map



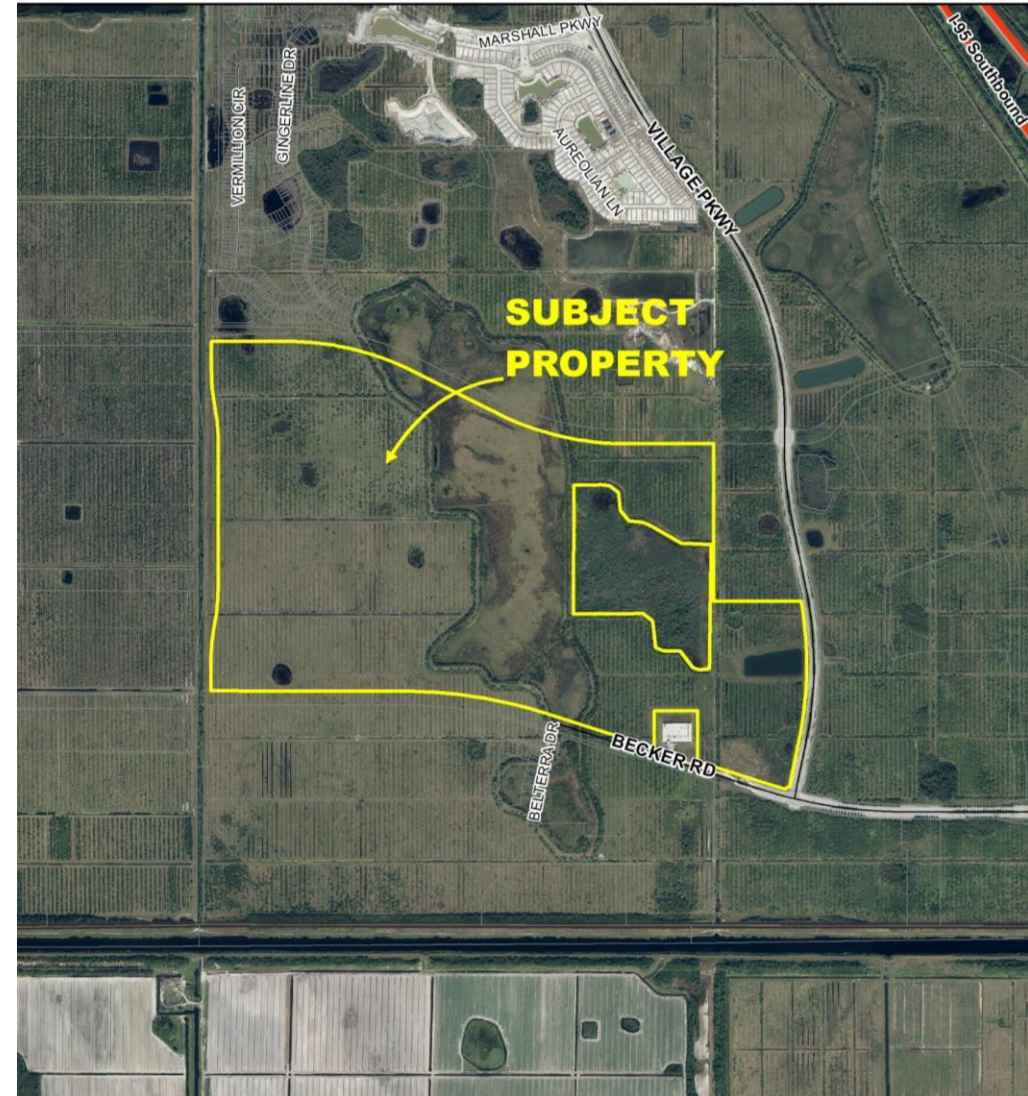
Proposed Project

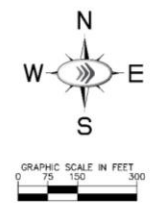
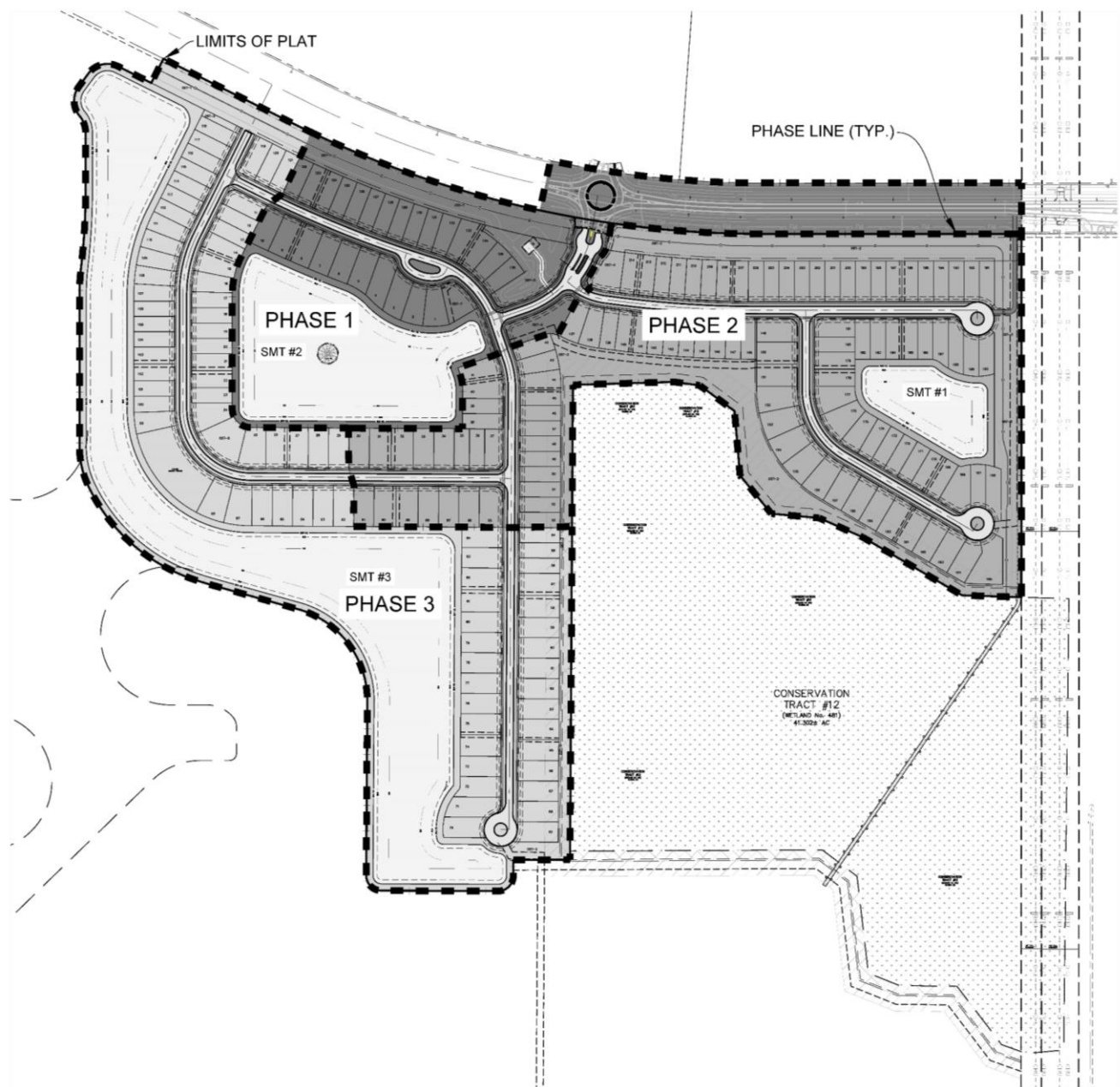
- An application for preliminary and final subdivision plat approval with construction plans for the Kenley Subdivision (area 4C in Southern Grove)
- Kenley is a replat of a 416.233 acre tract known as Tract A, Southern Grove Parcel 28 Replat.
- Gated residential community of 214 single-family residential lots, an amenity center tract, private right-of-way tract, open space and water management tracts, and three larger tracts for future development.
- Includes extension of Paar Drive west of SW Village Parkway to a proposed roundabout at the entrance to Kenley to the south and Del Webb to the north
- An infrastructure bond has been approved for required improvements



Land Use and Zoning

- Future Land Use: NCD
- Zoning: MPUD
- Existing Use: Vacant land





LEGEND

- PHASE 1
- PHASE 2
- PHASE 3

Kimley»Horn
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 PHONE: 904.724.1100
 WWW.KIMLEY-HORN.COM CA 0000686

LICENSURE PROFESSIONAL
 GERALD N. MILLER
 STATE LICENSE NUMBER
 85214

PHASING PLAN

SOUTHERN GROVE 4C
 PREPARED FOR

 FLORIDA
 PORT ST. LUCIE

CALL 48 HOURS BEFORE YOU DIG
 811
 IT'S THE LAW! DIAL 811 Know what's below. Call before you dig.
 SOUTHERN STATE ONE CALL OF FLORIDA, INC.

VERTICAL DATUM
 ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD) BY SUBTRACTING 1.00 FROM NAVD 20 ELEVATION TO GET THE NAVD 88 ELEVATION.

PSLUSD PROJECT # **PSLUSD #5421**
 CITY OF PORT ST. LUCIE PROJECT # **P21 - 238**

SHEET NUMBER **C-010**

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Concurrency Review

- The project has been reviewed for compliance with the Western Grove DRI development order regarding the provision of adequate public facilities.
- A Traffic Impact Report was submitted and approved by the Public Works Department.
- An auto turn analysis was provided with the preliminary plat that shows adequate space for a school bus or truck to turn around outside the gated entrance.



Traffic Impact Analysis

- Received January 2022
- Report completed by MacKenzie Engineering & Planning, Inc.
- Reviewed by City Staff
- Found to be consistent with the Southern Grove DRI
- Traffic Generation, Stacking & Circulation was reviewed by Staff and found to be in compliance with Public Works Policy #19-01



Roadway Impact

Per ITE Trip General Manual, this project is expected to generate 216 PM Peak hour driveway trips.

This project includes the extension of Paar Road, west to the roundabout at the entrance to this development.

Recommendation

The Site Plan Review Committee recommended approval of the final plat with construction plans at their meeting on October 27, 2021.

